

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

December 9, 2015

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra, Vice Chair (left 7:13 pm)
Andrew Freilich
John Vigliotti (arrived 6:24 pm)

Staff Present: Steven Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
Nicholas Lyford, Department of Public Works & Parks
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

CALL TO ORDER

Andrew Truman, Chair, called the meeting to order at 5:31 p.m.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

1. 0 & 9 Hemans Street and a portion of 40 Milton Street – More Than One Building On A Lot (PB-2015-042)

Mr. Truman stated that the Planning Board received request to postpone 0 & 9 Hemans Street and a portion of 40 Milton Street – More Than One Building On A Lot (PB-2015-042) to January 13, 2016 and extend constructive approval date to February 28, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to approve the postponement request, postponing the hearing January 13, 2016 and extending the decision deadline to February 28, 2016.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 3, 2015; prepared by Carol Redden.
- Exhibit B: More Than One Building On A Lot Application; received August 14, 2015; prepared by Carol Redden.
- Exhibit C: Definitive Site Plan; prepared by H.S.& T. Group, Inc.; dated July 31, 2015 and revised on September 30, 2015.

- Exhibit D: Renderings, Floorplan and Elevations; dated May 13, 2015; prepared by William F. Lee II, AIA.
- Exhibit E: Hydrology & Stormwater Management Report; prepared by H.S. & T. Group, Inc.; dated July 31, 2015 and revised on September 24, 2015. Form 11 – Soil Suitability Assessment for On-Site Sewage Disposal; received September 24, 2015.
- Exhibit F: Approval Not Required Plan for subject property; endorsed on April 5, 2006.
- Exhibit G: Definitive Site Plan & More Than One Building on a Lot Decisions; dated September 16, 2009.
- Exhibit H: Comments from Fire Chief Courtney; received on August 26, 2015 & September 2, 2015.
- Exhibit I: Comments from DPW; dated September 2, 2015.
- Exhibit J: Letter from Wendy Gettens; dated September 9, 2015.
- Exhibit K: E-mail from James Gettens; received September 9, 2015.
- Exhibit L: Letter from Patrick Healy, PE; received September 9, 2015.
- Exhibit M: Traffic Impact Assessment; dated September 30, 2015; prepared by MDM Transportation Consultants, Inc.
- Exhibit N: Photometric Plan; dated October 9, 2015; prepared by Hubbell Lighting, Inc.

2. 0 & 9 Hemans Street and a portion of 40 Milton Street – Definitive Site Plan (PB-2015-042)

Mr. Truman stated that the Planning Board received request to 0 & 9 Hemans Street and a portion of 40 Milton Street – Definitive Site Plan (PB-2015-042) to January 13, 2016 and extending the decision deadline to February 28, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to approve the postponement request, postponing the hearing January 13, 2016 and extending the decision deadline to February 28, 2016.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 3, 2015; prepared by Carol Redden.
- Exhibit B: More Than One Building On A Lot Application; received August 14, 2015; prepared by Carol Redden.
- Exhibit C: Definitive Site Plan; prepared by H.S.& T. Group, Inc.; dated July 31, 2015 and revised on September 30, 2015.
- Exhibit D: Renderings, Floorplan and Elevations; dated May 13, 2015; prepared by William F. Lee II, AIA.
- Exhibit E: Hydrology & Stormwater Management Report; prepared by H.S.& T. Group, Inc.; dated July 31, 2015 and revised on September 24, 2015. Form 11 – Soil Suitability Assessment for On-Site Sewage Disposal; received September 24, 2015.
- Exhibit F: Approval Not Required Plan for subject property; endorsed on April 5, 2006.

- Exhibit G: Definitive Site Plan & More Than One Building on a Lot Decisions; dated September 16, 2009.
- Exhibit H: Comments from Fire Chief Courtney; received on August 26, 2015 & September 2, 2015.
- Exhibit I: Comments from DPW; dated September 2, 2015.
- Exhibit J: Letter from Wendy Gettens; dated September 9, 2015.
- Exhibit K: E-mail from James Gettens; received September 9, 2015.
- Exhibit L: Letter from Patrick Healy, PE; received September 9, 2015.
- Exhibit M: Traffic Impact Assessment; dated September 30, 2015; prepared by MDM Transportation Consultants, Inc.
- Exhibit N: Photometric Plan; dated October 9, 2015; prepared by Hubbell Lighting, Inc.

3. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032)

Mr. Truman stated that the Planning Board received request to 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032) to January 13, 2016 and extending the decision deadline to February 28, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to approve the postponement request, postponing the hearing January 13, 2016 and extending the decision deadline to February 28, 2016.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan Application; received June 18, 2015; prepared by Howard Winter.
- Exhibit B: 128 Alvarado Avenue – Definitive Subdivision Plan; dated November 13, 2006 and revised through to April 17, 2008; prepared by HS&T Group, Inc.
- Exhibit C: Planning Board Certificate of Approval for 128 Alvarado Avenue Definitive Subdivision Plan; approved June 18, 2008.
- Exhibit D: Various e-mail correspondences regarding stormwater calculations; dated September 14, 2009 to May 11, 2010.
- Exhibit E: Comment Letter from Fire Chief Courtney; received July 27, 2015.

4. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)

Mr. Truman stated that the Planning Board received request to 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034) to January 13, 2016 and extend constructive approval date to February 28, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to approve the postponement request, postponing the hearing January 13, 2016 and extending the decision deadline to February 28, 2016.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received July 2, 2015; prepared by Howard T. Winter.
- Exhibit B: 128 Alvarado – A Definitive Site Plan; dated July 2, 2015; prepared by HS&T Group, Inc.
- Exhibit C: Stormwater Management Report & Drainage Calculations; dated May 12, 2008 and revised through to June 12, 2008; prepared by HS&T Group, Inc.
- Exhibit D: Comment Letter from Fire Chief Courtney; received July 27, 2015.

5. Sarah Drive - Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-055)

Mr. Truman stated that the Planning Board received request to Sarah Drive - Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-055) to January 13, 2016 and extend constructive approval date to February 28, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to approve the postponement request, postponing the hearing December 9, 2015 and extending the constructive approval date to January 31, 2016.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan - Amendment Application; received October 15, 2015 prepared by Robert Gallo, Arboretum Village, LLC (President).
- Exhibit B: Sarah Drive – An Amendment to Arboretum Phase I Plan; dated October 15, 2015; prepared by H.S. & T. Group, Inc.
- Exhibit C: Comments from Fire Department; received October 27, 2015

6. Approval of Minutes – November 4, 2015 & November 18, 2015

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-0 to accept the November 4, 2015 and November 18, 2015 Planning Board minutes.

NEW BUSINESS

7. 37 Sigel Street – Definitive Frontage Subdivision (PB-2015-057)

The applicant seeks to create a zero lot line through the presently vacant property, that is located in the RG-5 (Residence, General) zoning district, in order to construct a single-family semi-detached dwelling (two dwelling units total) with associated off-street parking at 37 Sigel Street

Attorney Donald O’Neil represented the applicant, KLA Holdings, LLC. Attorney O’Neil stated that the applicant has received approval for reduction in frontage from the Zoning Board of Appeals. Attorney O’Neil stated that the applicant is present to request approval of the frontage subdivision.

Ms. Tatasciore stated that staff recommends approval with conditions on page 2 of 3 on the staff memo and including the waivers on page 3 of 3.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the board voted 3-0 to approve the frontage subdivision with the noted waivers and conditions as stated by Ms. Tatasciore.

List of Exhibits:

- Exhibit A: Definitive Frontage Subdivision Plan Application; received November 4, 2015; prepared by Applicant's Representative, Attorney Don O'Neil.
- Exhibit B: Definitive Frontage Subdivision Plan; dated November 4, 2015; prepared by Jarvis Land Survey, Inc.
- Exhibit C: Variance Decision from Zoning Board of Appeals; dated October 27, 2015.
- Exhibit D: FEMA 100 Year Flood Plain, Worcester GIS map.

8. Lot 7 (aka 0) Salisbury Street - Definitive Site Plan (PB-2015-051)

Zac Couture, engineer with H.S. & T. Group, Inc., presented the application to construct a ~1,550 SF single-family detached dwelling with attached 2-car garage along with related grading and site work at property located at Lot 7 (aka 0) Salisbury Street. He explained that the plans were revised per the Conservation Commission's concerns and requests, as follows:

- A smaller building footprint (~1,550 SF) has been proposed to reduce the amount of structure that would encroach into the 100' wetland buffer.
- The proposed tree line/limit of work has been change to add a greater buffer between the proposed single family home and the wetlands located to the south of the property.
- Grading for the lot has changed to accommodate the new footprint.
- The side, rear and front yard setbacks have been adjusted to reflect the proposed location of the new footprint.
- A 22'x25' construction entrance is now being proposed to help prevent sediment from being tracked into Salisbury Street.

Mr. Couture explained the stormwater mitigation and design changes noted above, as a result of the Conservation Commission's comments.

Mr. Antonellis asked Mr. Couture to comment on naming the applicant as H.S. & T. Group, Inc., on the application. Mr. Couture stated this was an error on the part of the applicant and if DPRS would like, they will resubmit an updated application with correct applicant information.

Mr. Antonellis asked if there will be any walkways leading to the front of the home. Mr. Couture stated that there will be walkway to the front of the home and they will suggest to the homeowners the use of pavers.

Mr. Antonellis stated that staff recommends approval with conditions and waivers noted on page 2 of 3 of the staff memo.

Mr. Truman asked if steps will be added to the front of the home. Mr. Couture answered yes.

Mr. Couture stated that the applicant would like to formally request waivers noted in the staff memo, pertaining with the labelling of abutters and abutters within 300 feet on the plan and for labelling trees in excess of 9 inches of diameter on the plan.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the board voted 3-0 to approve the definitive site plan with conditions and waivers noted in the staff memo, as stated by Mr. Antonellis.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received October 15, 2015; prepared by H.S. & T. Group, Inc.
- Exhibit B: Definitive Site Plan; dated October 15, 2015; prepared by H. S. & T. Group, Inc.; revised November 30, 2015.
- Exhibit C: Rendering; Undated; prepared by Shane Structures.
- Exhibit D: Memorandum from the City of Worcester Fire Department to the Planning Board; Undated.

9. 1219 Main Street and 4 & 6 Young Street - Parking Plan (PB-2015-054)

The applicant seeks to construct a ~32 space parking lot on Young Street in association with an existing building to be used for a retail bridal shop at 1219 Main Street with associated lighting, landscaping and drainage. The proposed parking and building are located on two separate parcels, with intervening land under separate ownership between the two.

John Riel, who represented the applicant, Q-Look Bridal, stated that the applicants will only be occupying half of the building. The applicant will only be using 13 of the 32 proposed parking spaces. Mr. Riel went through a list of comments from the staff memo and stated that many of the items have been addressed.

Mr. Riel stated that there is a small strip of property, owned by the Webster Square Plaza, which is located between the building on Main Street and the proposed parking lot on Young Street. He explained that the applicant did not intend to landscape the side lot line setback area because it is the applicants intention to acquire this small strip of land separating the two properties.

Mr. Riel stated that there is no need for tractor trailer loading since most deliveries are made by FedEx or via small car loads worth of inventory. Mr. Riel stated that a photometric plan is forthcoming. Also, Mr. Riel confirmed that the neighboring building on Young Street does not encroach over the property line. Mr. Riel stated that some compact spaces have been added to provide for a landscape buffer in the interior.

Mr. Riel asked for a waiver for the requirement to place a 5 foot landscape buffer between the proposed parking lot and the neighboring properties. Mr. Riel stated that the proposed grade is due to handicap access requirements.

Mr. Rolle stated that the parking lot is separate from the retail use on a separate property. Mr. Rolle asked Ms. Donovan if the buffer between the parking lot and the Webster Square Property would need to have a 5 foot landscape buffer. Ms. Donovan stated that yes, it would need a buffer.

Mr. Lyford stated that the revised plans address DPW&P's concerns.

Mr. Rolle suggested that any approval include all conditions recommended by staff. Mr. Rolle stated that if approved, the applicant would need to come back to amend the plan. Mr. Rolle stated that the condition of the sidewalk should be noted on the plan since a portion of the sidewalk on Young Street does not currently exist on the plan, as noted.

Mr. Riel stated that the applicant would take care of adding and cleaning up the sidewalk that is not currently in place and to connect to existing sidewalk.

Mr. Lyford stated that the applicant can apply through the DPW to improve the sidewalk on their own without help from the city.

Mr. Truman opened the meeting to the public.

Mr. Freilich asked if the sidewalk can be conditioned by the ZBA. Ms. Donovan stated that the ZBA does have the ability to make the sidewalk improvement a condition. Mr. Rolle stated that he thinks the Planning Board could list sidewalk improvement as a condition.

Mr. Rolle stated that ZBA relief may be needed in order to provide adequate aisle width.

Mr. Rolle recommended February 24th for a continuation of this item.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the board voted 3-0 to continue the public meeting to February 24, 2016 with a decision deadline of March 30, 2016.

List of Exhibits:

Exhibit A: Parking Plan Approval Application; received October 15, 2015; prepared by Q-Look Bridal.

Exhibit B: Parking Plan; dated August 13, 2015; prepared by Bertin Engineering.

Exhibit C: Parking Plan Decision - Leave to Withdraw; dated June 7, 2006.

10. 125 Front Street (aka 0 Trumbull Street) (fka 100-120 Front Street, 110 Front Street, 120 Front Street – Parcel F) – City Square - Amendment to Definitive Site Plan (PB-2015-056)

The applicant proposes to construct a 6-story AC Hotel with 170 guestrooms and related guest services facilities and a separate restaurant. This building will be constructed over a portion of the CitySquare underground parking garage, which was previously approved by this Board and is currently under construction.

The first floor hosts the hotel's main entrance, lobby, lounge, kitchen, business area, fitness area, an interior swimming pool and function space. A stand-alone restaurant with separate entrance will be located north of the hotel. Floors 2 to 6 will be used as guestrooms. The basement level will consist of an employee lounge, laundry, storage & receiving.

Deliveries will be via an underground tunnel that originates in front of the DCU Center on Major Taylor Blvd. Public pedestrian access to the underground parking garage will be located on the 1st floor near the hotel lobby and public vehicular access to the garage will be located on Trumbull St.

This development is part of the City Square redevelopment originally approved by the Planning Board on August 24, 2005.

Attorney Patricia Gates, of Mountain Dearborne, represented applicant and requested waiver to show abutters within 300 feet. John Stebbins, project manager, Christine Thomas, Leo Safaris, Don Birch, Jared Gentilucci, Engineer, and Matt Worth, Architect, were also present. Attorney Gates stated that this is for a definitive site plan for an AC Hotel, subsidiary of Marriott. The building is over 160,000 SF and will be constructed over the underground parking garage. The hotel will lease 99 spaces from the City of Worcester out of a total 586 spaces available. There will be a section devoted to underground deliveries using the tunnel road with access in front of the DCU center.

Attorney Gates stated that the timing of the construction will be related to the completion of the garage. Generally construction is a 15 to 16 month schedule.

Ms. Thomas gave a presentation on the brand of AC Hotel. Ms. Thomas stated that there are over 100 projects currently in development. The hotel is branded towards urban development serving commuting workers. Ms. Thomas showed a rendering for the proposed hotel and placeholder for proposed ground floor restaurant and limited outside seating for full service dining as well as proposed Starbucks. Ms. Thomas stated that the hotel will feature museum quality art and an attention to light in support to the artwork as well as public space. There will be 170 rooms, 70 of which are suites.

Mr. Worth stated that the front of the building will be wrapped by metal panel and will be paired with classic brick and up-lights. Also, a mixture of store front and curtain wall along with cast-stone is proposed.

Ms. Gates stated that the intent is to keep the streetscape active and open.

Mr. Lyford stated that both the fire and domestic water services shall have backflow prevention devices installed on them per City and State regulations. There shall be a containment backflow prevention device installed immediately downstream of the water meter for the domestic service on this project.

Ms. Gates stated that these comments have been incorporated into the plan.

Mr. Freilich asked if there is a need for these hotel projects and added rooms given the pricing of this proposed hotel.

Ms. Gates stated that there has been an identified need for hotels to provide for not only rooms but events which hotels can provide for.

Ms. Gates stated that the offices and additions, business that need services by Worcester, which are currently not served, including proposed non-stop commuter train service to Boston, all warrants the need for this hotel.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the board voted 3-0 to approve the definitive site plan including waivers requested by the applicant as well as conditions noted in the staff memo.

List of Exhibits:

Exhibit A: Amendment to Definitive Site Plan Application; received November 4, 2015; prepared by Donald W. Birch of Worcester Trumbull Street Hotel, LLC.

Exhibit B: Site Plan Amendment; dated November 5, 2015 and prepared by Nitsch Engineering and Procon, Architects.

11. 144 (aka 140) Granite Street (Holy Name High School) – Amendment to Special Permit for a Wind Energy Conversion Facility (PB-2015-060)

The petitioner seeks to amend the Special Permit for a Wind Energy Conversion Facility by constructing a battery energy storage system for the existing wind turbine at Holy Name High School and associated site-work.

Mike Sabulis with GEI Consultants presented the application on behalf of his client, Vionx Enregy. Also present were Jerry Lawson and Peter Gautly.

Mr. Sabulis stated that the electrolyte to be used is a solution that is not flammable or explosive, however it is corrosive. The battery is similar to a car battery. Mr. Sabulis stated that the container used is designed to hold any leaks if they were to occur using a rhino-cover for non-reaction to chemicals. There are leak sensors on the liner and if a leak is detected the container itself would shut down as well as the pumps. An emergency management plan is in place and the applicant asks that be a part of the file.

Mr. Sabulis stated that a decommissioning plan is being developed and that the lifespan of the battery is about 20 years. Vionx has a maintenance plan in place and Mr. Gautly stated that the system is heavily monitored between Vionx and National Grid.

Mr. Sabulis stated that the operation span is 20 years and decommissioning would be handled for the first 2 years by Vionx and going forward through National Grid. There are sufficient funds to remove the batteries if need be within those 20 years. If the structure were to be breached, the rhino-lining and sensors and monitoring would fall under the emergency management plan along with contracted cleaners to clean up the spillage.

Mr. Gautly stated that the loudest component of the system will be the chiller. The chiller will only be used on very hot days in the summer. Otherwise, there are fans that will be used. The nearest neighbor will be 800feet from the batteries. The noise level without the trees would be 55db. With trees it will be less than 55db.

Mr. Sabulis stated that a chain link fence with 6-foot high locking gates will surround the area. The fence will meet National Grid standards and fence manufacturer guidelines. There are no lighting plans or proposed lights.

Ms. Tatasciore stated that staff received Fire Department comments and asks applicant to comment.

Mr. Sabulis went through fire department memo with the board.

Mr. Gautly stated he would hold a training seminar for the Fire Department as necessary.

Mr. Lawson stated that the proposed guard rail is acceptable but that it would need to be ensured that enough access is provided.

Ms. Tatasciore stated that if the board is satisfied, staff recommends approval with stated conditions on the memo including comments from the Fire Chief's memo.

Don Courtney of 12 Loxwood Street asked if this one windmill needed energy storage. Also, he inquired if this will be a step towards providing for future wind turbines.

Mr. Gautly stated that this is not necessary for the use of the current wind turbine. This is a part of research towards stabilizing the grid. Mr. Gautly stated he is not aware of any plans of any new windmills.

Mr. Courtney stated he is still concerned over the possibility of more wind turbines. Also, that he is satisfied with the answers regarding hazardous material. Mr. Courtney also stated that he is concerned over noise.

Mr. Truman stated that if any other windmills are desired, then the applicants would have to come back before the planning board for approval.

Mary Lou Petty 145 Loxwood Street asked to see where the closest resident is on a map. Staff showed it to her on the plan.

Mr. Freilich asked how much energy is created and where does it go. Mr. Gautly stated that it created about 600 KW. It uses net-metering.

Mr. Freilich asked how much the project with cost. Mr. Lawson answered \$12 million through a Department of Energy Grant.

Mr. Mitra asked how long this program has been in existence and have there been any hazardous incidents. Mr. Gautly stated that the vanadium used has been around for quite some time and can exist at multiple different oxidation states in liquid. Vionx has a lease to use different type of battery pack which will last 20 years without degradation of power levels. This type of system has been available for over a decade. There have been no accidents or incidents involved with this system. If leaks occur it would be preferential to retain the liquid rather than lose it because it has value. If the door is open the battery immediately shuts down for added feature of protection. The Devens, MA system was installed by Vionx and Mr. Gautly stated that this installation went in smoothly. The system will be connected through the internet so that monitoring is made easier with better access.

Mr. Freilich asked if there is a more substantial problem that requires a total of a \$12 million investment in regards to the grid or failing infrastructure. Mr. Gaulty stated that the grid was never designed for redistribution and the way to provide for that redistribution is to provide these batteries or something of the like. Mr. Gautly stated that this would only be necessary for wind farms with hundreds of turbines.

Mr. Vigliotti asked if there is a reason why the location is so close to the driveway. Were other areas looked at? Mr. Gautly stated that the closer the battery is to the windmill, the better the smoothing. Mr. Gautly stated that there is no radiation or electromagnetic radiation and if you stood close to it you would hear the humming.

Mr. Rolle stated that the applicant indicated that a bond for decommissioning would not be necessary.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the board voted 4-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the board voted 4-0 to approve the amendment to a Special Permit including conditions noted in the staff memo by Ms. Tatasciore and including conditions as stated by the Fire Department memo from Chief Courtney.

List of Exhibits:

- Exhibit A: Special Permit Amendment Application - WECE; received November 17, 2015 & revised November 23, 2015; prepared by Michael Sabulis, Project Manager for GEI Consultants.
- Exhibit B: Site Plan & Special Permit Submission Plan; dated November 17, 2015; prepared by GEI Consultants.
- Exhibit C: Special Permit for Wind Energy Conversion Facility Decision by the Planning Board; approved February 6, 2008.
- Exhibit D: Special Permit for excavation and fill of earth by the ZBA; approved February 14, 1994.
- Exhibit E: Amendment to Special Permit for Wind Energy Conversion Facility Plan; Plan by GEI; Revised 12/8/15; reduced size plan.

12. 50 Winneconnett Road & 6 Mohican Road – Definitive Site Plan (PB-2015-058)

The applicant seeks to construct a 21-unit multi-family, low-rise dwelling on a parcel located in a RL-7 (Residence, Limited) zoning district. The size of the building will be approximately 9,734 SF. Each unit requires 2 parking spaces for a total of 42, which has been provided by the applicant including 2 handicap and 10 compact spaces (24%). The entire frontage length of Mohican Road is a paper street and is listed as a Private Street on the city's Official Map/Street Listing. The applicant is also seeking 81G approval to open Mohican Road from Dominion Road to Winneconnett Road. Winneconnett Road was listed on the City's 1953 Official Map as a private street and became public on July 9, 1962. The street is paved from Lake Avenue to the intersection of Mohican Road.

Andrew Baum, engineer from Summit Engineering, represented the applicant and explained that the project has come before the ZBA prior to this meeting. Winneconnett Road is a public way and terminates at the intersection of Mohican Road. The applicant is proposing to construct a roadway and associated sidewalk. Access to the residential structure is provided by an exterior parking area with van accessible handicap spaces. Additionally, there is an entrance on the first floor level with a drive-under parking provided beneath the building.

Mr. Baum stated that the applicant is proposing a retaining wall with fall protection barrier. The proposed wall will be farther from the property line than originally proposed in order to comply with the requirements of the Zoning Ordinance. There are no new easements proposed and no easements will be altered with the project. There is no lighting proposed for the project.

Mr. Lyford stated that the following were provided and satisfies DPW:

- Provide drainage calculations, and more detail on the infiltration pond.
- Change 15' driveway radii to 2' radii, per Worcester standards into the upper driveway to provide for better truck access

Ms. Tatasciore stated that all comments have been addressed except for amenities. The applicant will show picnic tables and other amenities will be shown on final revised plan.

Ms. Tatasciore stated that staff recommends approval of Definitive Site Plan with all conditions and waivers noted on the staff memo.

Mr. Vigliotti asked about the lighting. The lighting that will be used will be comparable to the Carver Street project that he utilized last year.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the board voted 3-0 to approve the Definitive Site Plan with all the noted conditions from the staff's memo and noting amenities on final revised plan and also including requested waiver of showing abutters and abutters to abutters within 300 feet on the plan.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received November 4, 2015; prepared by William Dowell.
- Exhibit B: Definitive Site Plan; dated November 5, 2015; prepared by Summit Engineering & Survey, Inc.
- Exhibit C: 2006 Mohican Road 81G Decision; approved October 18, 2006.
- Exhibit D: Zoning Board of Appeals Special Permit Decision – October 20, 2014.

- Exhibit E: 2015 Mohican Road 81G Decision; approved April 15, 2015.
Exhibit F: Planning Board Definitive Site Plan Decision – April 15, 2015.
Exhibit G: Zoning Board of Appeals Special Permit & Variance Decision – October 26, 2015.
Exhibit H: Pictures of proposed retaining wall; December 9, 2015

13. Mohican Road - 81G Street Opening (PB-2015-061)

The applicant has applied for a new 81G filing that mimics the 2006 approval to open the entire length of Mohican Road from Dominion Road to Winneconnett Road, but now addresses DPW issues pertaining to a decrease in the number of catch basins required, and that utilities will not be extended the entire length of the roadway and will be provided for a specific length in order to service the proposed project at 5 Mohican Road & 50 Winneconnett Road.

Regarding the 81-G Mr. Lyford asked for the following:

- The 6” water service shall be changed to an 8” ductile iron main. This 8” main shall extend 150’ from sta. 3+50 to 2+00, and be installed in accordance with city standards.
- Paving to be completed using Superpave mix, with a binder thickness of 1.75” and top thickness of 1.5”.

Staff recommended approval with conditions noted on staff memo including Mr. Lyford’s stated concerns.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the board voted 3-0 to approve the 81-G with noted condition from the staff memo page 2 of 3 and recommendations noted by Mr. Lyford.

OTHER BUSINESS

14. Bond Release Request – Olean Circle Subdivision

Mr. Lyford stated that staff recommends release of entire remainder of the \$50,000 bond.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the release of the entire remainder of the bond.

15. Election of Officers

The Board agreed to postpone this item.

16. Approval Not Required (ANR) Plans

- a. 35 Gordon Street (Public) (AN-2015-034)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.

17. Communication

- a. Letter from Enzo and Elizabeth Simmarano, dated November 30, 2015

No action required by the board. No action taken.

18. Signing of Decisions from prior meetings

ADJOURNMENT

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to adjourn at 7:40 pm.